

MEMORANDUM

TO: Town of East Troy Town Board and Plan Commission
c/o Clayton Montez, Town of East Troy Smart Growth Advisory Committee
Representative

FROM: Neal Frauenfelder, Walworth County Land Use and
Resource Management Department, and Bill Stauber, SEWRPC

DATE: June 5, 2009

SUBJECT: Town Appendix for the Comprehensive Plan

With this memorandum we are providing a copy of a preliminary draft of an appendix for your Town intended to be included, along with appendices for each of the other participating towns, at the back of the comprehensive plan report.

Please note that the first part of the appendix—"INVENTORY FINDINGS"—was previously provided to the Town following the completion of inventory work on the study in 2007.

The new material begins with the heading "PROJECTIONS OF POPULATION, HOUSEHOLDS, AND EMPLOYMENT" on Page 4.

On Pages 4 through 6, we have tried to include any recommendations or concerns specific to your Town raised during the course of the comprehensive planning process, but we recognize that we may not have captured everything which the Town wants to include.

Please review the preliminary draft and let us know of any changes which need to be made—revised wording, additional point to be made, etc. Keep in mind that this is your opportunity to document Town recommendations or positions that differ from those presented in the chapters of the report.

Please contact Bill Stauber at the Regional Planning Commission to let us know of any changes you may have—or whether the Town accepts the appendix as drafted. You can do this by letter, telephone, or email.

We would appreciate your response as soon as is feasible.

As always, thank you for your cooperation.

* * *

Appendix A-3

Key Features of the Multi-Jurisdictional Comprehensive Plan As Related to the Town of East Troy

INVENTORY FINDINGS

Population and Households

- The population of the Town of East Troy was 2,743 persons in 1970, 3,583 persons in 1980, 3,687 persons in 1990, 3,830 persons in 2000, and 3,915 persons in 2006 (see Table II-1 in Chapter II). Between 1970 and 2000 the population increased 40 percent, compared to 45 percent for the County. The Town population increased by 2 percent from 2000 to 2006, while the County population increased 8 percent.
- The median age of the Town population in 2000 was 39.8 years, compared to 35.1 years for the County (see Table II-2 in Chapter II).
- About 98 percent of the Town population identified their race as White (and no other race) in the 2000 census; the balance (2 percent) specified African American, American Indian or Alaska Native, Asian, some other race, or more than one race. About 1 percent of the Town's population identified themselves as being of Hispanic ethnicity (see Tables II-3 and II-4 in Chapter II).
- Approximately 90 percent of the Town population age 25 years and over had attained a high school or greater education, compared to 84 percent for the County. About 23 percent of the Town population in this age group had a bachelor's or greater degree, which was consistent with County (see Table II-5 in Chapter II).
- The number of households in the Town was 767 in 1970, 1,142 in 1980, 1,269 in 1990, 1,427 in 2000, and 1,547 in 2006. The relative increase in households (102 percent) between 1970 and 2006 exceeded the relative increase in population (43 percent). The average household size in the Town decreased from 3.54 persons in 1970 to 2.85 persons in 1990, and was 2.67 persons in 2000 (see Tables II-6 and II-7 in Chapter II).

Housing Stock

- The number of housing units in the Town was 1,174 in 1970, 1,488 in 1980, 1,565 in 1990, 1,753 in 2000, and 1,900 in 2006 (see Table II-8 in Chapter II).
- Of the total 1,753 existing housing units in 2000, 1,427 units (81 percent) were occupied and 326 units (19 percent) were vacant. The majority of the vacant housing units, 88 percent, were for seasonal, recreational, or occasional use. Of the occupied units, 1,266 units (89 percent) were owner-occupied and 161 units (11 percent) were renter-occupied (see Tables II-9 and II-10 in Chapter II).
- Single-family detached housing units comprised 95 percent of all housing units in the Town in 2000; single-family attached housing units and other housing units in structures of two or more units comprised 4 percent; and the remaining housing units consisted of mobile homes (see Table II-11 in Chapter II).

- Of the total existing housing stock in 2000, 18 percent was constructed prior to 1940; 45 percent was constructed between 1940 and 1979; and 37 percent was constructed between 1980 and 2000 (see Table II-12 in Chapter II).
- The median value of specified single-family owner-occupied housing units in the Town was \$171,700 in 2000, compared to the countywide median value of \$128,400. The median gross rent of renter-occupied housing units in the Town was \$703 in 2000, compared to \$588 countywide (see Tables II-13 and II-14 in Chapter II).

Economic Base

- There were approximately 590 jobs in the Town in 2000, representing about 1 percent of all jobs in the County (see Table II-17 in Chapter II). These jobs were filled by Town residents as well as persons living outside the Town. The distribution of jobs in the Town is shown on Map II-2 in Chapter II.
- The Town's civilian labor force—consisting of Town residents who are 16 years and over and who are either employed or temporarily unemployed—was 2,317 in 2000. About 76 percent of the population age 16 years and over was in the civilian labor force (see Table II-20 in Chapter II).
- Approximately 32 percent of the Town's labor force was employed in management and professional occupations; 21 percent in sales and office occupations; 19 percent in production, transportation and material moving occupations; 14 percent in construction, extraction, and maintenance occupations; 11 percent in service occupations; and 3 percent in farming, fishing, and forestry occupations (see Table II-21 in Chapter II).
- The median household income in the Town was \$61,500 in 2000, which was higher than the County median household income of \$46,300 (see Table II-22).
- The total equalized value of property (real and personal property combined) in the Town was \$724.9 million in 2006. The per capita equalized value of property was \$185,200, compared to the countywide per capita equalized value of \$132,400 (see Table II-23 in Chapter II).

Agricultural, Natural, and Historical Resources

- Agricultural lands comprised 9,945 acres, or 53 percent of the area of the Town, in 2000. Much of the Town is covered by agricultural capability Class II and Class III soils with some isolated areas of Class I soils and other soils (see Table III-1 and Maps III-1 and III-2 in Chapter III).
- Surface water comprised 1,193 acres, or 6 percent of the Town, in 2000; wetlands comprised 2,275 acres, or 12 percent; and woodlands comprised 1,916 acres, or 10 percent (see Tables III-11 and III-12 and Maps III-11 and III-13 in Chapter III). The Town encompasses eight natural areas identified by the Regional Planning Commission (see Tables III-13 and Map III-14 in Chapter III).
- Primary environmental corridors encompassed 4,072 acres, or 22 percent of the Town in 2000; secondary environmental corridors encompassed 100 acres, or 1 percent; and isolated natural resource areas encompassed 597 acres, or 3 percent (see Table III-16 and Map III-16 in Chapter III).
- Much of the Town is covered by glacial outwash deposits and till, with some areas covered by organic material and stream deposits. Glacial outwash deposits have the highest potential for sand and gravel (see Map III-7 in Chapter III).

- There are six state park and open space sites in the Town including the Beulah Lake Remnant, two extensive wildlife habitat areas, Potter's Lake access, and a state scientific area (see Table III-18 and Map III-17 in Chapter III). There are no County park sites in the Town. Local parks and private outdoor recreation sites within and in the vicinity of the Town are identified on Tables III-19 and III-20 and Maps III-18 and III-19 in Chapter III.
- While the Town does not encompass any sites listed on the National Register of Historic Places, there are a number of locally significant historic sites; these can be found at the Wisconsin Historical Society's website at <http://www.wisconsinhistory.org/ahi/>.

Land Use and Transportation

- In 2000, urban land uses encompassed 2,732 acres, or 14 percent of the Town of East Troy. This includes 1,479 acres of residential land; 16 acres of commercial land; 17 acres of industrial land; 68 acres of governmental-institutional land; 271 acres of recreational land (includes only those lands in intensive recreational use); 810 acres of transportation, communication, and utility land, much of which consists of street and rail right-of-way; and 71 acres of other urban land (see Table IV-2 in Chapter IV and Map 1 of this appendix).
- Non-urban land encompassed 16,198 acres, or 86 percent of the Town, in 2000. As noted above, agricultural lands encompassed 9,945 acres, or 53 percent of the Town. Wetlands, woodlands, and surface water together encompassed 5,384 acres, or 28 percent. Extractive and landfill areas encompassed 180 acres, or 1 percent, while other non-urban lands encompassed 689 acres, or 4 percent.
- Existing State trunk highways in the Town include STH 20, STH 83 (less than one mile), STH 120, and IH 43. Existing County trunk highways include CTH E, CTH ES, CTH G, CTH I, CTH J, and CTH L (see Map IV-4 in Chapter IV). The Canadian National Railway traverses along the eastern portion of the Town of East Troy. Additionally, the Municipality of East Troy Wisconsin Railroad runs from the Village of East Troy northeasterly to the Village of Mukwonago through the Town (see Map IV-6 in Chapter IV).

Utilities and Community Facilities

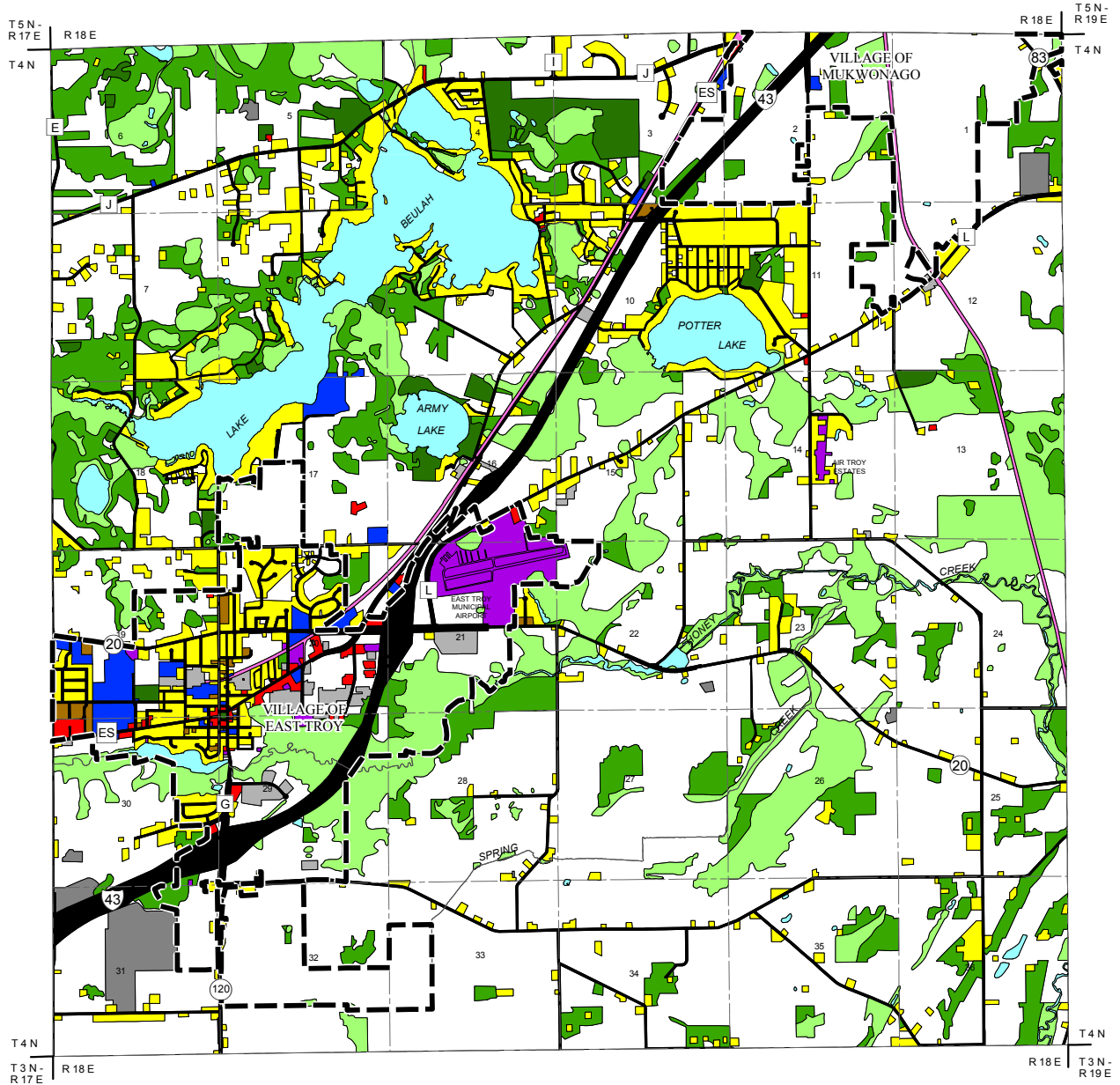
- Sanitary sewer service in the Town is limited to the area surrounding Potter Lake and an area east of Army Lake that includes the Salvation Army Camp. The planned sewer service area of the Village of East Troy extends into the Town of East Troy.¹ Public water supply service is limited to the aforementioned area east of Army Lake and the unincorporated village of Lake Beulah. Other areas of the Town rely on private onsite wastewater treatment systems and private wells (see Maps V-1 and V-2 in Chapter V).
- The Town receives fire protection service and emergency medical service from the East Troy Area Emergency Services Department (see Maps V-7 and V-8 in Chapter V). In addition, advanced life support emergency medical service is available through Delavan Rescue Squad, Inc., Medix Ambulance Services, Inc., and Paratech Ambulance Service, Inc. The Town has its own police department.















¹ The Town also includes a portion of the Rainbow Springs planned sewer service area. The Rainbow Springs area was added to the Mukwonago planned sewer service area in 1984 to enable provision of public sanitary sewer service to the resort-recreational facilities that had been developed in the Waukesha County portion of the Rainbow Springs site. The Walworth County portion of that site was included in the sewer service area because it was under the same ownership. Now that Rainbow Springs has been acquired by the Wisconsin Department of Natural Resources, the Town of East Troy recommends that the regional water quality management plan be amended to remove the sewer service area around Rainbow Springs.

Appendix A-3

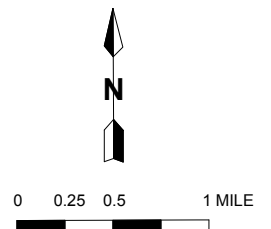
Map 1

EXISTING LAND USE IN THE TOWN OF EAST TROY: 2000



- | | | | |
|---|---|---|---------------------------------|
|  | SINGLE - FAMILY RESIDENTIAL |  | WETLANDS |
|  | MULTI - FAMILY RESIDENTIAL |  | WOODLANDS |
|  | COMMERCIAL |  | EXTRACTION AND LANDFILL |
|  | INDUSTRIAL |  | AGRICULTURE AND OTHER OPEN LAND |
|  | TRANSPORTATION, COMMUNICATIONS, AND UTILITIES (OTHER THAN STREETS AND HIGHWAYS) |  | STREETS AND HIGHWAYS |
|  | GOVERNMENTAL AND INSTITUTIONAL |  | RAILWAYS |
|  | RECREATIONAL |  | SURFACE WATER |

Source: SEWRPC.



- Most of the Town is located in the East Troy Community School District (K-12), with schools located in the Village of East Troy. A small area in the Southeastern portion of the Town is located in the Burlington Area School District, a K-12 district (see Map V-9 in Chapter V).
- Town residents may use any local public library in Wisconsin (except Milwaukee's); the nearest public library in the County is in the Village of East Troy (see Map V-5 in Chapter V). There is also a public library in the Village of Mukwonago in Waukesha County.
- The Town of East Troy contracts with a private hauler for pickup of solid waste.
- In addition to public community services and facilities, inventories conducted under the comprehensive planning program identified the locations of private schools, health care facilities, child care facilities, assisted living facilities, nursing homes, and cemeteries within and in the vicinity of the Town; the locations of such facilities are shown on Maps V-10 to V-15 in Chapter V.

Existing Local Plans and Land Use Regulation

- The Town had a community plan in place prior to the start of the Smart Growth planning effort. That plan is documented in a report entitled *Land Use Plan—Town of East Troy*, prepared with the assistance of Camiros, Ltd.
- The Town is subject to the Walworth County Zoning Ordinance. Shoreland areas in the Town are subject to the Walworth County Shoreland Zoning Ordinance (see Map VI-5 in Chapter VI, which displays the pattern of zoning districts in place in 2007, and Table VI-2 in Chapter VI, which presents a summary of zoning district regulations).
- The division of land in the Town is subject to the County and Town land subdivision ordinances and Chapter 236 of the *Wisconsin Statutes*.

PROJECTIONS OF POPULATION, HOUSEHOLDS, AND EMPLOYMENT

The following projections for the Town were selected for use in the preparation of the comprehensive plan:

- The Town population would increase from 3,830 in 2000 to 5,102 in 2035, an increase of 1,272 persons (33 percent).
- The number of households—or housing units occupied on a year-round basis—in the Town would increase from 1,427 in 2000 to 1,952 in 2035, an increase of 525 households (37 percent).
- The number of jobs in the Town would increase from 590 in 2000 to 695 in 2035, an increase of 105 jobs (18 percent)

LAND USE ELEMENT

The land use plan for the Town of East Troy for the year 2035 is presented in Map 2 of this appendix. A tabular summary of planned land use as shown on that map is presented in Table 1 of this appendix.

In general, the Town of East Troy supports the land use goal, objectives, policies, and programs as set forth in Chapter IX (“Land Use Element”), as they apply to the Town. The following supplements the content of Chapter IX as related to the Town:²

- As shown on the Town land use plan map, urban density residential areas are broadly defined as less than 5.0 acres per dwelling. Within urban density residential areas, there must be at least 40,000 square feet per single family dwelling in areas without sanitary sewer service and 15,000 square feet per single-family dwelling with sanitary sewer service.
- The commercial area between CTH ES and IH 43 in the north central area of the Town could accommodate commercial (such as retail, service, or office) and light industrial uses as appropriate.
- The land use plan map identifies an urban reserve between Army Lake Road and the East Troy Wisconsin Railroad in Sections 8 and 10, indicating that this area could be developed during the planning period, but that specific future uses have not been identified.
- The Exclusive Agricultural area shown on the plan map is established for the preservation of agricultural lands in the Town and the protection of farming operations from the encroachment of urban uses. Future land divisions in the Exclusive Agricultural areas shall be 35 acres minimum with the following exceptions: to create a lot for an additional farm residence; to create a lot for a permitted farm business; to create a lot for a permitted farm structure; or for farm or field consolidation. [Note to Town: This is directly from text of the Town's 1994 plan—page 23]
- The Agriculture-Rural area shown on the plan map is intended to be use for small-scale farming operations and traditional rural uses. Future land divisions in the Agriculture-Rural area shall be 20 acres minimum. [Note to Town: This is directly from the text of the Town's 1994 plan—page 23]
- Future residential development in the planned urban areas and at rural densities in planned rural density residential areas and elsewhere as allowed under the plan could accommodate the projected increase in year-round housing—525 housing units—and additional housing as needed (see Table IX-5 in Chapter IX).
- The Town recognizes conservation developments as an alternative to conventional development and recommends a flexible approach to the choice of design options, with decisions on the use of conservation development designs and other design options made on a case-by-case basis, taking into account the topography, existing natural features, and other site characteristics.

OTHER PLAN ELEMENTS

In general, the Town supports the goals, objectives, policies, and programs for the other plan elements, as they apply to the Town, as presented in the following chapters: Chapter VIII—Issues and Opportunities Element; Chapter X—Agricultural, Natural, and Cultural Resources; Chapter XI—Housing Element; Chapter XII—Transportation Element; Chapter XIII—Utilities and Community Facilities Element; Chapter XIV—Economic Development Element; Chapter XV—Intergovernmental Cooperation Element [*currently being drafted*]; and Chapter XVI—Implementation Element [*currently being drafted*].

The following supplements the content of those plan elements as related to the Town of East Troy:

² The land use plan categories set forth in Chapter IX apply to the Town unless otherwise indicated in these bullet points.

Community Facilities:

The Town has plans for soccer fields and a baseball diamond at the Town park, along with the extension of the current park trail.

The Town does not envision any major changes with respect to Town facilities such as the Town hall and public works facilities, nor are major changes envisioned in existing arrangements for police, fire protection, library, or solid waste/recycling services within the Town. It is recognized that Town plans in this regard may be revised in response to changing conditions in the years ahead.

Public Utilities:

The Town envisions that new development on lands in the vicinity of the Village of East Troy would rely on private onsite sewage disposal and private wells; public utility service is not envisioned for new development on lands in this area.

The Town would like to keep open the possibility of utility service through the Village of East Troy to existing development—such as intensively developed areas around Lake Beulah—should the need arise.

The Town does not envision any significant expansion of sanitary sewer service in the Potter Lake area; in general, only infill development served by sanitary sewers in that area is expected.

The Town envisions that new urban development in the northeast corner of the township would be attached to the Village of Mukwonago in accordance with the Town of East Troy-Village of Mukwonago boundary agreement and be provided with utility services through the Village.

The Town recommends that the regional water quality management plan be amended to remove the sewer service area around Rainbow Springs now that the area has been acquired by the Wisconsin Department of Natural Resources.

Transportation:

The Town opposes the recommendation of the regional transportation plan to add Town Line Road between CTH ES and CTH J to the arterial highway system. The Town recommends that Town Line Road not serve as an arterial and that it remain under local jurisdiction (see Map XII-2 in Chapter XII).

Natural Resources

The Town recognizes the importance of protecting the quality and quantity of its surface and groundwater resources. The Town looks forward to the completion of the Mukwonago River watershed protection plan which will include recommendations for the management of the Mukwonago River system, including Lake Beulah; the Lake Beulah Management District is one of the partners in this multi-agency cooperative planning effort.

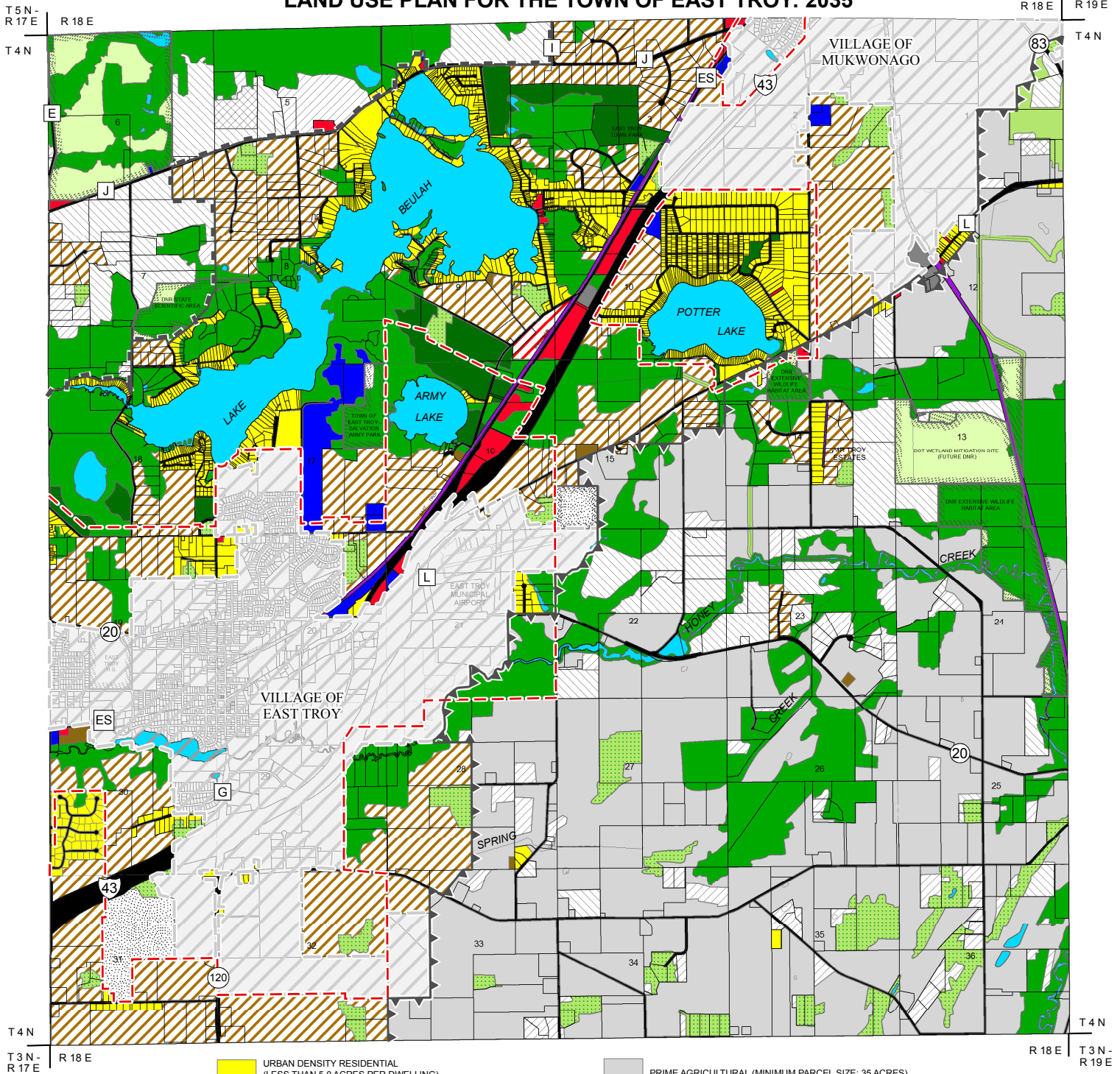
The Town recommends that the Village of East Troy, as part of its comprehensive planning and plan implementation efforts, consider the potential impacts of its development-related decision-making on surface and groundwater resources.

Intergovernmental Cooperation:

The Town has a boundary agreement with the Village of Mukwonago. The Town would like to enter into a boundary agreement with the Village of East Troy that is mutually beneficial to the Town and Village.

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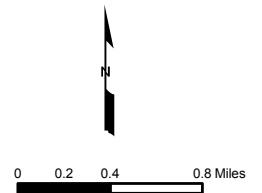
LAND USE PLAN FOR THE TOWN OF EAST TROY: 2035



- URBAN DENSITY RESIDENTIAL
(LESS THAN 5.0 ACRES PER DWELLING)
- RURAL DENSITY RESIDENTIAL
(AT LEAST 5.0 ACRES PER DWELLING)
- COMMERCIAL
- INDUSTRIAL
- GOVERNMENTAL AND INSTITUTIONAL
- RECREATIONAL
- AGRICULTURAL RELATED MANUFACTURING,
WAREHOUSING, AND MARKETING
- TRANSPORTATION, COMMUNICATION, AND UTILITIES
- STREETS AND HIGHWAYS
- URBAN RESERVE
- EXTRACTIVE
- SANITARY LANDFILL

- PRIME AGRICULTURAL (MINIMUM PARCEL SIZE: 35 ACRES)
- OTHER AGRICULTURAL, RURAL RESIDENTIAL,
AND OTHER OPEN LAND (5 TO 19 ACRES PER DWELLING)
- OTHER AGRICULTURAL, RURAL RESIDENTIAL,
AND OTHER OPEN LAND (20 TO 34 ACRES PER DWELLING)
- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL RESOURCE AREA
- DNR/DOT LANDS OUTSIDE
ENVIRONMENTAL CORRIDORS
- SURFACE WATER
- ADOPTED SEWER SERVICE AREA (Village of
East Troy; Village of Mukwonago; Potter Lake)
- EXCLUSIVE-AGRICULTURAL AREA
- AGRICULTURE-RURAL AREA

REVISED: 3/26/2009



SOURCE: TOWN OF EAST TROY, WALWORTH COUNTY, AND SEWRPC.

Appendix A-3

Table 1

PLANNED LAND USE IN THE TOWN OF EAST TROY: 2035

Land Use Category	Acres	Percent of Total
Urban		
Urban Density Residential (less than 5.0 acres per dwelling).....	1,177	6.2
Commercial.....	115	0.6
Industrial	24	0.1
Governmental and Institutional.....	163	0.9
Transportation, Communication, Utilities ^a	866	4.6
Recreational.....	332	1.8
Urban Reserve.....	24	0.1
Urban Subtotal	2,701	14.3
Nonurban		
Prime Agricultural (minimum parcel size: 35 acres).....	5,067	26.8
Other Agricultural, Rural Residential, and Other Open Land:		
5 to 19 acres per dwelling.....	536	2.8
20 to 34 acres per dwelling.....	1,091	5.8
Rural Density Residential (at least 5.0 acres per dwelling).....	3,029	16.0
Agricultural Related Manufacturing, Warehousing, and Marketing....	22	0.1
Extractive.....	43	0.2
Landfill.....	165	0.9
Environmental Corridors and Isolated Natural Resource Areas:		
Primary Environmental Corridor.....	3,965	20.9
Secondary Environmental Corridor.....	101	0.5
Isolated Natural Resource Area.....	599	3.2
WDNR/WisDOT Lands Outside Environmental Corridor.....	429	2.3
Surface Water.....	1,180	6.2
Nonurban Subtotal	16,227	85.7
County Total	18,928	100.0

^a Includes streets, railways, and other transportation, communication, and utility uses.

Source: Town of East Troy, Walworth County, and SEWRPC.

DOCS #144425

6/12/2009